



Talmadge Senior Village

Project Summary

Housing Type: Senior Rental Apartments

Location: 5252 El Cajon Boulevard
(City Heights Project Area)

Lot Size: 37,897.2 SF

Total Units: 91

Affordable Units: 90

Income Mix:

Very Low	Low	Mod	Unrestricted
90	0	0	1

Affordable Unit Mix:

0 BD	1 BD	2 BD	3 BD	4 BD
0	88	2	0	0

Developer: Kent-Tal Senior

Development Budget:

Total Development Costs: \$18,600,000

Agency Subsidy Requested: \$5,290,000

Agency Subsidy per Unit: \$58,778

Funding Sources: 9% Tax Credits;
Redevelopment Agency



Project Description

The Talmadge Senior Village is a 91-unit affordable housing development consisting of rental apartments for very low income (30% to 50% AMI) seniors. The project is located along El Cajon Blvd, east of Dawson Avenue. The development's close proximity to various services, such as a grocery store less than 0.1 miles away, encourages independent living for seniors. The project also includes 5,550 square feet of office, community space, and neighborhood serving retail. Development required the demolition of a 34-unit motel and construction of a 3-story wood-framed and stucco building.

